

White River National Forest Prospectus AMENDMENT 11/19/10

Permit Wide/Forest wide Issues

1. Appendix 21 – Updated Information

The Individual Site Descriptions have been updated since the original release of the prospectus for this offering. The updates were made in order to more accurately reflect the number and types of features and operating requirements at each site included in this offering. The updated site descriptions all contain “2010” in the title. Applicants should utilize the updated versions when making their proposal.

2. Trash Container Ownership – Additional Information

There was a request during the show-me trip for clarification on the size and number of trash containers at each site as well as whether they’re owned by the FS or a trash contractor. This information has been included in the updated Appendix 21 Individual Site Descriptions.

3. Off-Season Toilet Use – Additional Information

Several toilets across the Forest are required to remain unlocked during the winter months for use by winter recreationists. Historically, keeping these toilets open have had a negligible impact on toilet pumping frequencies, and in fact, have arguably reduced the amounts of human waste and toilet tissues generated in and around campgrounds during the “off-season” that are required to be cleaned up in springtime by the permit holder. These locations are utilized during the winter months as snowmobile and ski trails, ice fishing access locations or general sledding and play areas. Forest Service staff or other partner organizations would periodically check these toilets for cleaning and re-stocking during their regular winter rounds. Throughout the term of the permit, visitor use patterns may change and it may become advantageous to open additional toilets through the winter months.

- Ruedi Marina
- Freeman Mesa
- Black Bess
- Elk Wallow
- Rocky Fork
- 1st toilet in Difficult CG
- Lostman CG
- Meadow Lake DU at the boat ramp
- Trailhead parking area toilet at South Fork CG
- New toilet in Marvine CG
- Pine Cove DU area

4. Use of Host and Holder Employee sites & amenities – Additional Information for Section II.O, on page 31.

There was a request during the show-me trip for clarification on the number and type of host and/or employee housing sites that could be expected to be approved. The attached table lists, by campground, the maximum number of sites and the associated amenities that can be expected to be approved for use by the holder or their employees without compensation to the government. Installation of additional amenities may be approved in the future on a case by case basis. (See the table included as Exhibit A-1)

5. Storage Facilities - Additional Information for Section II.O, on page 31.

There was a request during the show-me trip for clarification on whether the FS would authorize installation of one or more storage sheds at campgrounds within the permit area. The FS acknowledges that a secure location for storing materials is essential and appropriate for an efficient operation. The holder may propose locations for storage sheds and the respective District Ranger will consider accepting the proposal on a case by case basis subject to site capability, holder need and any required NEPA analysis. Generally, metal or fabric buildings are not authorized and buildings must meet FS design, structural and location requirements.

6. Property Insurance – clarification of Section III.D. and Appendix 3.

The amount of property insurance required for this offering is \$100,000 for functional replacement, as listed on page 36 of the prospectus. Appendix 3 erroneously listed a \$300,000 minimum figure.

7. Communication Systems - Additional Information for Appendix 9, Section 9, on page 20.

There was a request during the show-me trip for clarification on whether the FS would authorize installation of one or more radio repeaters at campgrounds within the permit area. The FS acknowledges that good reliable communications are essential and appropriate for customer and employee safety and for efficient operations. The holder may propose locations for repeaters or other communications devices such as cell phone booster antennas and the respective District Ranger will consider accepting the proposal on a case by case basis subject to FCC and Forest Service regulations, availability and functionality of alternative communications systems, site capability and setting, and any required NEPA analysis.

8. Lock Responsibilities - Additional Information

Pad locks have historically been utilized throughout the sites included in this offering. Information regarding the number of pad locks for some sites was included in the updated Appendix 21 Developed Recreation Site Descriptions, but it does not list all of them. It will be the responsibility of the holder to purchase and install pad locks where necessary and to provide the FS with a key or the combination. Pad locks are typically only required on features such as gates, fee tubes, well houses and electrical shut off boxes. Many dumpsters, toilet paper lock bars and storage sheds have pad locks that the holder would be required to supply if they are locked for their internal operating procedures. CXT style toilets and some other toilet facilities have vault access lids that are required to be secured, however, a bolt and locknut is sufficient to secure access. If the holder wishes to utilize a pad lock to secure the lids they are the responsibility of the holder. Many of the sites already have pad locks in place on the features that are required to be locked. Most toilet doors and well houses have dead bolt locks.

The Forest Service will provide the holder with a key for any pad locks that are in place and for all dead bolt locks that are located on toilet doors, well houses or other buildings. The attached table includes information on the locations where pad locks and deadbolts have typically been used. (See the table included as Exhibit A-2)

9. Late Season Revenues – additional information

There was a request during the show-me trip for the FS to include a list of the gross revenues which have been collected at sites that are required to be open beyond mid-September. Exhibit A-3 contains the gross revenues for September through closing for those sites over the past 5 years.

10. Road/ Trails maintenance requirements – Clarification of Appendix 9, Section 4.c.6, page 11

The White River National Forest considers it a holder responsibility to meet minimum standards for annual road and trail maintenance as described in the permit and Appendix 9 of the prospectus. These standards are considered to be “Holder Maintenance, Reconditioning, or Renovation” as defined in Permit clause V.E.1 (d), which states, *“Maintenance, reconditioning, or renovation that neither materially adds to the value of the property nor appreciably prolongs its life. The work serves only to keep the facility in an ordinary, efficient operating condition.”* The holder may accomplish this through various means. Applicants should propose a maintenance schedule for each of the road and trail maintenance standards and how they will to meet them.

Appendix 9 Section 4.c.6 contains the following statement as a portion of these requirements, *“Erosion control through cleaning culverts and barrow ditches, grading, or use of check dams, to allow proper drainage. Grading that is considered as a holder responsibility would include the annual light grading intended to retain ditch flow, pull surface materials back onto the roadway and knock down wash boarding.”* Annual light grading is part of the road maintenance for which the holder would normally be responsible in order to keep the facilities in “ordinary, efficient operating condition”. However, the FS acknowledges that concession permit holders do not normally have the equipment, nor does their staff have the technical expertise to grade roads. Additionally, the FS realizes it can be very expensive to contract out private vendor grading and the holder would be held responsible for damages that occurred to the road infrastructure by a sub-standard grader operator.

The White River NF currently has a road operations and maintenance crew who provide grading services for many of the national forest system roads across the Forest. It is expected that the FS road crew will be retained on the Forest for the foreseeable future and throughout the term of the permit. In the interest of supporting the holder in having as economically profitable business as possible, and the desire to have good quality control over the conditions of the important road portion of the infrastructure in developed recreation sites, the Forest is willing to complete the grading portion of the required road maintenance standards. The FS agrees to perform the interior road grading in conjunction with other FS road maintenance activities when the road crew is readily available and working in the area of sites included in this offering. In return for this relief of holder responsibility and expense the FS expects that the holder would make as many as two individual campsites available to road crew personnel and equipment, without compensation to the holder, during those times when the road crew is performing road grading operations in the area. The FS would coordinate schedules with the holder to reduce any adverse impacts to the public or campground operations during grader operations.

If, for any reason, the road maintenance crew is not readily available during an extended time period of more than a couple seasons, the holder would become fully responsible for the annual light grading requirements contained in Appendix 9. All other road and trail standards contained in Appendix 9 remain the full responsibility of the holder.

Dillon Ranger District

1. All Campgrounds - Additional Information

The Forest Service is currently drafting site revegetation plans for the campgrounds on Dillon RD that have had extensive tree clearing due to the mountain pine beetle epidemic. The plans include a variety of native shrub and tree transplants to improve screening between sites, roads and facilities and to improve shading within the campgrounds as well as grass seeding and weed treatments. The schedule will include alternating loops/zones for replanting, starting in 2011. Completion of the revegetation may take several years. Most planting will be scheduled prior to opening or after closing, but in the event some planting must occur once campgrounds are open, individual loops may be closed during planting for public safety and planting efficiency. This will require the permit holder to coordinate closely with the FS to reduce impacts to campers. This may also include posting alerts with NRRS so campers do not make reservations in loops that may be closed during portions of a given year.

Eagle/Holy Cross Ranger District

1. All Campgrounds – Additional Information for Section II.D, on page 25.

It is the District's intent to focus offset expenditures on replacement of tables, grills, leveling/graveling living spaces and constructing improved host sites (black/gray water tanks, spur extensions, etc). These projects may require some short term closure of sites during the construction phase. Coordination with the holder on such projects will be critical.

2. Employee Housing - Additional Information for Section II.O, on page 31 & Appendix 3.

A trailer pad with utilities, located in the town of Minturn at a Forest Service administrative site is currently available for use by holder managers. The holder will be responsible for costs of utilities and rent according to a Quarters Assignment Agreement that must be approved and signed annually. For more information applicants should contact Brenda Rebitzki and the Eagle/Holy Cross office at (970) 827-5715. (A SAMPLE Agreement is included as Exhibit A-4) Applicants should not hinge the success of their operation upon whether or not this site is available. The opportunity to utilize this site may discontinue during the term of the permit if the site is conveyed through sale of exchange. The FS is currently exploring options for conveying several administrative sites to other entities across the Forest and the Minturn site is included in that process.

3. Additional Sites – Possible additional sites not included in this offering

The Eagle/Holy Cross District currently operates and maintains six additional developed campgrounds under REA authority. These sites are not included in this offering. Operation of these sites may be offered to the holder during the permit period, either under the existing permit or through issuance of an additional permit, dependent on future District resources, holder acceptance and competitive interest. The Forest and the holder would be required to negotiate operational requirements and terms of the authorization commensurate with the facilities and revenues anticipated.

Aspen & Sopris Ranger Districts

1. Stay Limits – Clarification of Section I.C, tables on page 10

The tables in I.C and the Appendix 9 contained conflicting information on stay limits at campgrounds on the Aspen RD. The maximum stay limit at Family campgrounds is 14 days. The stay limit at Difficult Group is 7 days.

2. Avalanche CG – New Information/Individual Site Closures

In 2010 the District permanently closed sites 3, 6 & 8 in this campground for the dual purposes of habitat improvement and to reduce the potential costs of hazard tree management in these sites. The District will be entering an analysis to add a minimum of 3 additional sites in an area away from large, over mature trees to replace the sites which were closed.

3. Redstone CG – New Information / debris flow issue

On the evening of August 19, 2010, the night prior to the “show-me” trip for this offering, a significant rainfall event caused several large debris flows (mudslides) along the Crystal River, closing Colorado State Highway 133 and the entrance road to Redstone Campground. One of these debris flows ran between both loops of Redstone Campground. It did not directly impact either loop of the campground nor cause any injuries, but it covered and closed the access road to each loop. Heavy equipment crews cleared the access to the campground by the following day.

This event generated concern for the potential for future debris flows along the same flow path and the FS has convened a team of specialists to survey the area and work with partners such as the US Geological Survey, County Emergency Management Organizations and the Colorado Department of Transportation. The team will recommend a prediction model, early warning and communications procedures and possibly the design and construction of alternative egress/access routes from the campground loops in the event a severe rain fall should be forecast in the future.

The plan has not been finalized at this time. Applicants need to be aware that the final action plan may include requirements of holder employees (hosts) located at the Redstone campgrounds to be an integral part of the early warning system. This may include responsibilities of being actively involved in a phone/radio alert system, monitoring and reading/reporting soil moisture content gauges placed at the campground, and warning campground guests of the possibility of debris flows occurring. It is not possible at this time to know the full extent of the action plan and the FS will work with the holder to limit impacts to campground operations while keeping the camping public as informed and as safe as possible.

If conditions warrant, it is possible that the campground may need to be closed for short durations of a week or more during extremely moist monsoonal weather patterns in order to reduce the potential for people to become trapped by future debris flow events.

4. Difficult – Clarify day use area operations, requirements, and restrictions

As discussed during the “show-me” trip, the selected applicant will be responsible for maintenance, upkeep, and operations at the Difficult Day Use / Trailhead parking lot and picnic table areas. In return,

the holder will be authorized to utilize the area as an overflow camping area or for extra vehicle parking spaces on weekends and holidays when Difficult Campground is fully occupied. The campground is fully occupied almost every weekend and holiday during the summer. There is significant demand for use of these overflow sites due to a limited number of sites available across the District, especially for large RVs which are restricted from driving over Independence Pass along State Highway 82.

This site is an integral part of the Difficult Campground complex. There are approximately 22 parking spaces available in the paved parking lot. This number of parking spaces is reduced commensurate to the number of large RVs parked in the lot increases. There are three (3) picnic tables grouped together, exclusively for day use picnicking. There are a total of five (5) additional picnic tables and firerings that may be used for overflow tent camping. However, applicants should be aware that the district is considering decommissioning of the tents sites as one alternative due to resource concerns.

All use of the parking lot for trail use shall remain free of charge. The holder may propose a fee for overflow, overnight use of the parking lot by self-contained RVs. The holder may also propose a fee for overflow, overnight tent use of the day use area as long as they remain in place. Conditions of these overflow uses are as follows:

- 1) A minimum of ten (10) parking spaces must be left available at all times for day users;
- 2) All overnight occupants must vacate the site by 10:00 am;
- 3) For self-contained RVs – all regular overnight campsites in Difficult Campground that can accommodate the RV must already be occupied;
- 4) For tent campers – overflow tent use will be limited to five and only when all available sites in Difficult Campground are already occupied.
- 5) Extra vehicle parking – Regular extra vehicle charges for those who have paid for staying in the campground and have an extra vehicle (more than two) that cannot be accommodated in their campground site spur.

The Forest Service may issue separate special use permits to groups wishing to utilize the area for day use gatherings. The Forest Service will add a provision to these permits that requires the groups to supply their own portable toilets and trash receptacles in order to reduce the impacts to campground toilet and trash facilities, or, the groups may negotiate with the holder to reimburse the holder for the extra cost of toilet cleaning and trash removal associated with the event. This type of group use has historically occurred two to three times per year.

Applicants should include a detailed description of any and all fee schedules for use of the Difficult Day Use area as an overflow camping area and how they would be administered and implemented.

Blanco Ranger District

1. East Marvine – Additional Information for Appendix 21 Information

There are 2 horse sites with corrals and hitch rails included for a total of 9 sites. Each of the horse units has a corral made of post and poles 4 poles high with eight sides approximately 8-10 feet in length. There is a location to put stock manure and a wheel barrow is provided for campers use. There are also panels available for additional horse corrals. The holder is responsible for manure disposal in the same manner as at Marvine and Horse Thief campgrounds.

2. North Fork Group – Possible new site

As discussed during the “show-me” trip in August, 2010, the Forest Service is willing to work with the holder to develop a plan to replace picnic tables, fire rings, and other facilities that were decommissioned over the past few years due to poor conditions. The group area is adjacent an ATV/motorcycle trail that ties into a network of ATV and motorcycle trails and has the potential to become a destination staging/camping area for those interested in such recreational activities.

A description of the site has been added to Appendix 21.

If the selected applicant did not propose to operate North Fork Group site, they would not have any responsibilities for the site. However, should FUTURE resources become available to rehabilitate this site and the holder has an interest in operating it, the FS and the holder would negotiate operational requirements and terms of the authorization commensurate with the facilities and revenues anticipated.

3. Trapper’s Overflow – Addition to Prospectus requirements.

The Trapper’s Overflow was inadvertently left out of the original version of the prospectus. The holder will be required to operate this site as a part of this offering. This area is adjacent to Cutthroat Campground in the Trapper’s Lake Complex. It is used as an overflow camping and extra vehicle parking spot for all the CG’s. It is also currently used as a site for campers with horses. It has 2 spaces with picnic table and firerings, room for additional vehicle parking and a frost-free water hydrant. The hydrant is the primary potable water source for all Trapper’s Lake Complex campgrounds during late season operations. A Site Description has been added to the Appendix 21 documents on the web site.

4. District wide – Additional Information

Some of the campgrounds on the District must be left open and available for public use after the minimum operating dates listed in Tables in section I. C. of the prospectus. This requirement is intended to provide camping opportunities for the heavy public use during the big game rifle hunting seasons and to reduce impacts to the resource. Applicants may propose to extend the fee season through late hunting seasons for one or more of these campgrounds. Applications should include information on whether or not they propose to operate each of these sites beyond the minimum season dates listed in the prospectus section I.C. Tables. If the selected applicant does not propose to operate any of these sites throughout the hunting seasons, the District will retain the right to take responsibility for the sites and operate them.

Operation of any of these sites beyond the minimum season **is completely optional and is not considered as a condition of this offering.** No points will be deducted from the evaluation should an applicant decide not to include them. However, if the applicant proposes to operate these site, they could expect to receive a higher rating under the Proposed Annual Operating Plan criteria evaluation points, and possibly the Fees Charged to the Public criteria, commensurate to the quality of the operations proposed in the application.

Blanco RD campgrounds included in this requirement are:

East Marvine
Himes Peak
Horse Thief
Marvine

North Fork
Shepherd’s Rim
South For